

# Tierra Del Este Unit Eighty Nine

City of El Paso — City Plan Commission — 4/4/19

SUSU19-00016 — Major Preliminary

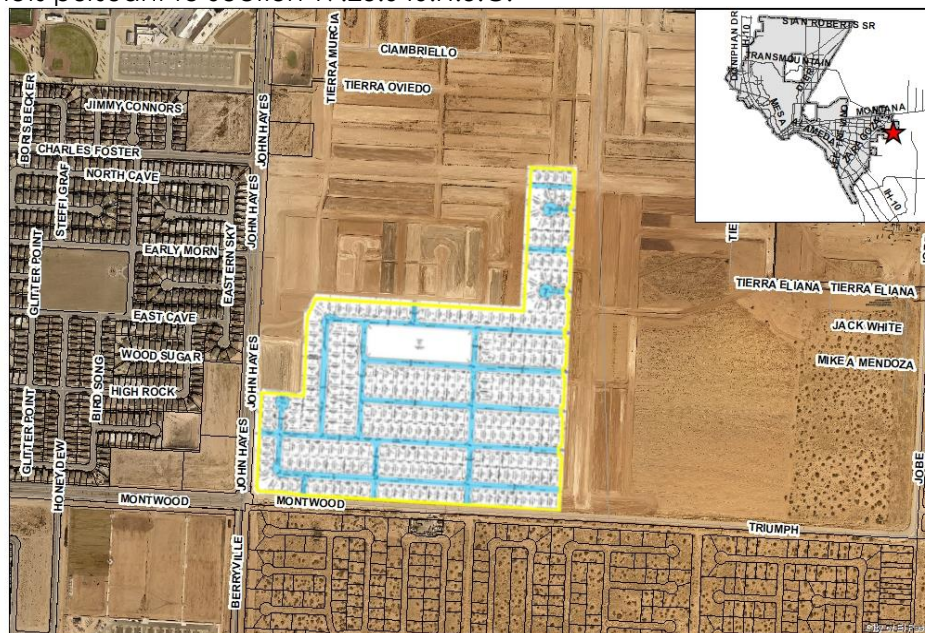


<b>STAFF CONTACT:</b>	Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov
<b>PROPERTY OWNER:</b>	Ranchos Real XV, LLC
<b>REPRESENTATIVE:</b>	Conde, Inc.
<b>LOCATION:</b>	North of Montwood and East of John Hayes, District 5
<b>ACREAGE:</b>	74.659
<b>VESTED:</b>	No
<b>PARK FEES REQUIRED:</b>	N/A
<b>EXCEPTION/MODIFICATION REQUEST:</b>	N/A
<b>RELATED APPLICATIONS:</b>	N/A
<b>PUBLIC INPUT:</b>	N/A
<b>STAFF RECOMMENDATION:</b>	Approval with Conditions

**SUMMARY OF REQUEST:** The applicant proposes to subdivide 74.659 acres into 280 single-family lots and 1 park. This subdivision is being reviewed under the current subdivision code and lies within the Development Plan approved for Tierra Del Este III Phase V. Primary access to the proposed subdivision will be provided via John Hayes Boulevard, Montwood Drive, Sammy Cervantes Street, and Charles Foster Avenue.

**SUMMARY OF DCC RECOMMENDATION:** The Development Coordinating Committee recommends **APPROVAL** of Tierra Del Este Unit Eighty Nine on a Major Preliminary basis subject to the following conditions:

- The improvements for Tierra Del Este Unit Eighty Three (SUSU17-00071) need to be completed and accepted by the City prior to recording of Tierra Del Este Unit Eighty Nine in order to have adequate access.
- That the City Plan Commission require that the applicant landscape the rear of all double frontage lots pursuant to Section 19.23.040.H.3.C.



### CASE HISTORY

- The Tierra Del Este III Phase V Development Agreement was approved by City Council on March 8, 2016.
- Tierra Del Este Unit III Phase V annexation was approved by City Council on July 12, 2016.

### RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

**CONSISTENCY WITH PLAN EL PASO:** Subject property is designated G-4, Suburban Walkable.

<b>GOAL 2.2:</b>	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
<b>GOAL 2.3:</b>	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
<b>POLICY</b>	<b>DOES IT COMPLY?</b>
<b>2.2.2:</b> The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.	No, the applicant is proposing only detached single family residential dwellings.
<b>2.2.4.a.:</b> Each new neighborhood should have a primary civic space such as a square or green near its physical center.	Yes, the applicant is proposing a public park.
<b>2.3.2.a:</b> New neighborhood streets should connect to the existing street network in all adjoining areas where practical.	Yes, the applicant will be connecting to existing street network when practical.

**NEIGHBORHOOD CHARACTER:** Subject property is zoned R-5 (Residential). Surrounding land uses are residential and vacant land. The nearest school is Pebble Hills High School (.34 miles). The nearest park is the Eastside Sports Complex (.43 miles) and another park that is proposed through this subdivision. The proposed subdivision is located within the Eastside Impact Fee Service Area.

**COMMENT FROM THE PUBLIC:** N/A.

### **PLAT EXPIRATION:**

This application will expire on **April 4, 2022**, pursuant to Section 19.03.060 (Expiration). If subdivision improvement plans and a final plat application have not been approved within the specified date, the preliminary plat application, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the preliminary plat shall be null and void.

**CITY PLAN COMMISSION OPTIONS:**

City Plan Commission has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC.

**ATTACHMENTS:**

1. Aerial Map
2. Preliminary plat
3. Application
4. Department Comments

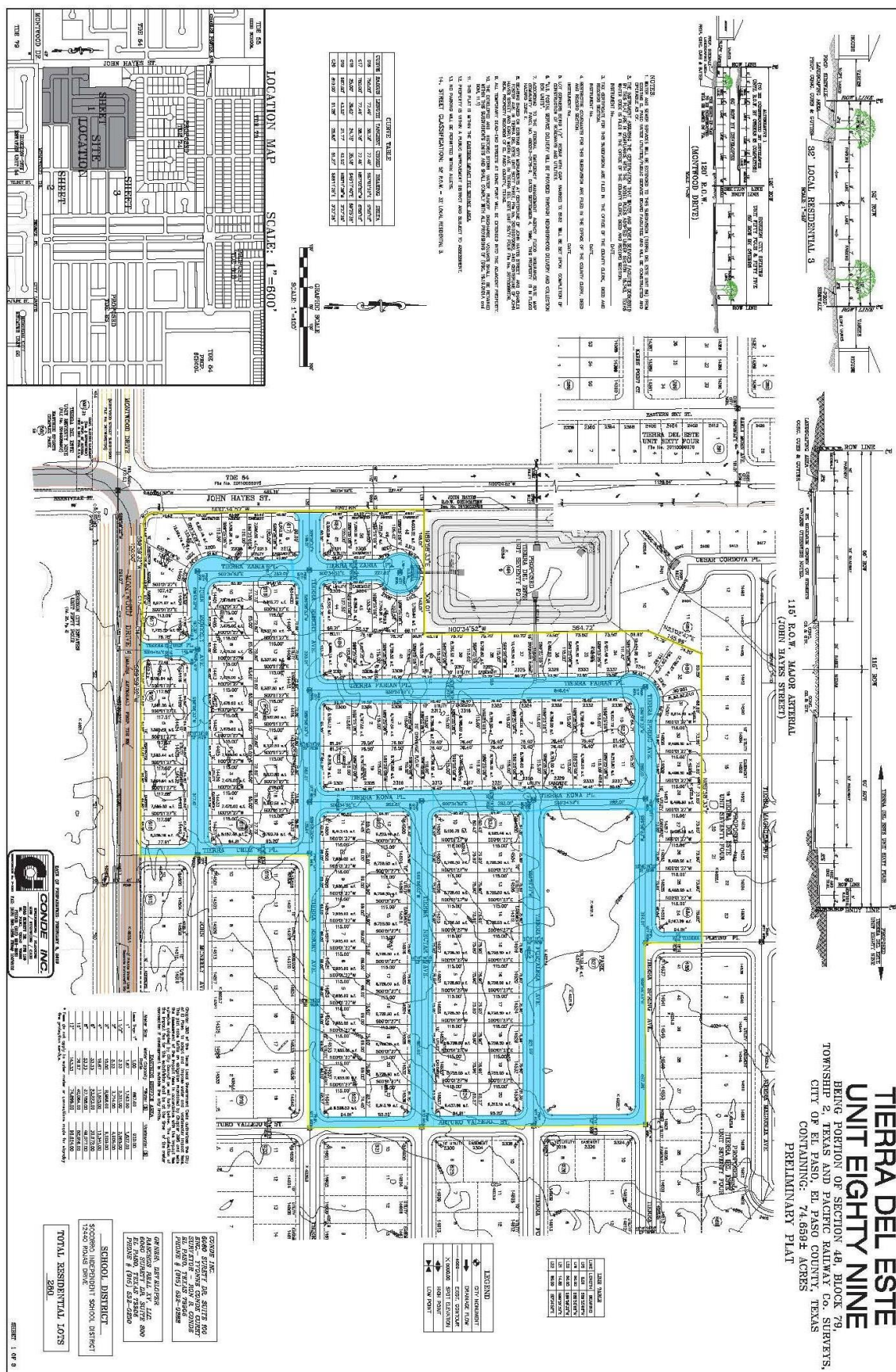
## **ATTACHMENT 1**



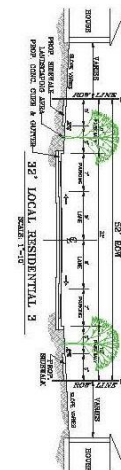
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April 4, 2019











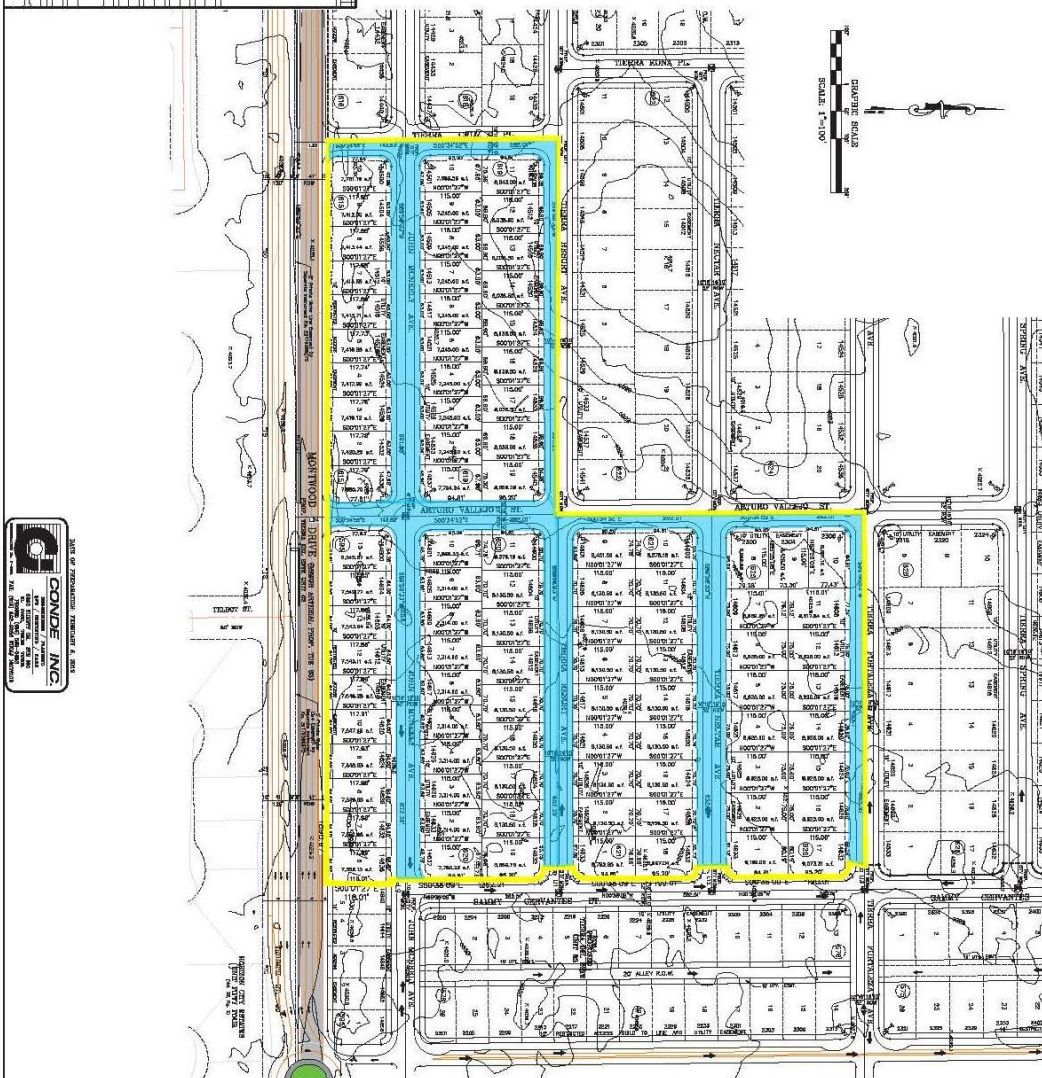




PRELIMINARY PLAT

CIVILIAN WALK						
START	PAUSE	LEAVE	FINISHED	SCORE	PLACING	DETA
01	20:07	31:52	18:49	2615	1477/176	09:57/17
02	20:07	31:52	18:49	2615	1477/176	09:57/17
03	20:07	31:52	18:49	2615	1477/176	09:57/17
04	20:07	31:52	18:49	2615	1477/176	09:57/17
05	20:07	31:52	18:49	2615	1477/176	09:57/17
06	20:07	31:52	18:49	2615	1477/176	09:57/17
07	20:07	31:52	18:49	2615	1477/176	09:57/17
08	20:07	31:52	18:49	2615	1477/176	09:57/17
09	20:07	31:52	18:49	2615	1477/176	09:57/17
10	20:07	31:52	18:49	2615	1477/176	09:57/17
11	20:07	31:52	18:49	2615	1477/176	09:57/17
12	20:07	31:52	18:49	2615	1477/176	09:57/17
13	20:07	31:52	18:49	2615	1477/176	09:57/17
14	20:07	31:52	18:49	2615	1477/176	09:57/17
15	20:07	31:52	18:49	2615	1477/176	09:57/17
16	20:07	31:52	18:49	2615	1477/176	09:57/17
17	20:07	31:52	18:49	2615	1477/176	09:57/17
18	20:07	31:52	18:49	2615	1477/176	09:57/17
19	20:07	31:52	18:49	2615	1477/176	09:57/17
20	20:07	31:52	18:49	2615	1477/176	09:57/17
21	20:07	31:52	18:49	2615	1477/176	09:57/17
22	20:07	31:52	18:49	2615	1477/176	09:57/17
23	20:07	31:52	18:49	2615	1477/176	09:57/17
24	20:07	31:52	18:49	2615	1477/176	09:57/17
25	20:07	31:52	18:49	2615	1477/176	09:57/17
26	20:07	31:52	18:49	2615	1477/176	09:57/17
27	20:07	31:52	18:49	2615	1477/176	09:57/17
28	20:07	31:52	18:49	2615	1477/176	09:57/17
29	20:07	31:52	18:49	2615	1477/176	09:57/17
30	20:07	31:52	18:49	2615	1477/176	09:57/17
31	20:07	31:52	18:49	2615	1477/176	09:57/17
32	20:07	31:52	18:49	2615	1477/176	09:57/17
33	20:07	31:52	18:49	2615	1477/176	09:57/17
34	20:07	31:52	18:49	2615	1477/176	09:57/17
35	20:07	31:52	18:49	2615	1477/176	09:57/17
36	20:07	31:52	18:49	2615	1477/176	09:57/17
37	20:07	31:52	18:49	2615	1477/176	09:57/17
38	20:07	31:52	18:49	2615	1477/176	09:57/17
39	20:07	31:52	18:49	2615	1477/176	09:57/17
40	20:07	31:52	18:49	2615	1477/176	09:57/17
41	20:07	31:52	18:49	2615	1477/176	09:57/17
42	20:07	31:52	18:49	2615	1477/176	09:57/17
43	20:07	31:52	18:49	2615	1477/176	09:57/17
44	20:07	31:52	18:49	2615	1477/176	09:57/17
45	20:07	31:52	18:49	2615	1477/176	09:57/17
46	20:07	31:52	18:49	2615	1477/176	09:57/17
47	20:07	31:52	18:49	2615	1477/176	09:57/17
48	20:07	31:52	18:49	2615	1477/176	09:57/17
49	20:07	31:52	18:49	2615	1477/176	09:57/17
50	20:07	31:52	18:49	2615	1477/176	09:57/17
51	20:07	31:52	18:49	2615	1477/176	09:57/17
52	20:07	31:52	18:49	2615	1477/176	09:57/17
53	20:07	31:52	18:49	2615	1477/176	09:57/17
54	20:07	31:52	18:49	2615	1477/176	09:57/17
55	20:07	31:52	18:49	2615	1477/176	09:57/17
56	20:07	31:52	18:49	2615	1477/176	09:57/17
57	20:07	31:52	18:49	2615	1477/176	09:57/17
58	20:07	31:52	18:49	2615	1477/176	09:57/17
59	20:07	31:52	18:49	2615	1477/176	09:57/17
60	20:07	31:52	18:49	2615	1477/176	09:57/17
61	20:07	31:52	18:49	2615	1477/176	09:57/17
62	20:07	31:52	18:49	2615	1477/176	09:57/17
63	20:07	31:52	18:49	2615	1477/176	09:57/17
64	20:07	31:52	18:49	2615	1477/176	09:57/17
65	20:07	31:52	18:49	2615	1477/176	09:57/17
66	20:07	31:52	18:49	2615	1477/176	09:57/17
67	20:07	31:52	18:49	2615	1477/176	09:57/17
68	20:07	31:52	18:49	2615	1477/176	09:57/17
69	20:07	31:52	18:49	2615	1477/176	09:57/17
70	20:07	31:52	18:49	2615	1477/176	09:57/17
71	20:07	31:52	18:49	2615	1477/176	09:57/17
72	20:07	31:52	18:49	2615	1477/176	09:57/17
73	20:07	31:52	18:49	2615	1477/176	09:57/17
74	20:07	31:52	18:49	2615	1477/176	09:57/17
75	20:07	31:52	18:49	2615	1477/176	09:57/17
76	20:07	31:52	18:49	2615	1477/176	09:57/17
77	20:07	31:52	18:49	2615	1477/176	09:57/17
78	20:07	31:52	18:49	2615	1477/176	09:57/17
79	20:07	31:52	18:49	2615	1477/176	09:57/17
80	20:07	31:52	18:49	2615	1477/176	09:57/17
81	20:07	31:52	18:49	2615	1477/176	09:57/17
82	20:07	31:52	18:49	2615	1477/176	09:57/17
83	20:07	31:52	18:49	2615	1477/176	09:57/17
84	20:07	31:52	18:49	2615	1477/176	09:57/17
85	20:07	31:52	18:49	2615	1477/176	09:57/17
86	20:07	31:52	18:49	2615	1477/176	09:57/17
87	20:07	31:52	18:49	2615	1477/176	09:57/17
88	20:07	31:52	18:49	2615	1477/176	09:57/17
89	20:07	31:52	18:49	2615	1477/176	09:57/17
90	20:07	31:52	18:49	2615	1477/176	09:57/17
91	20:07	31:52	18:49	2615	1477/176	09:57/17
92	20:07	31:52	18:49	2615	1477/176	09:57/17
93	20:07	31:52	18:49	2615	1477/176	09:57/17
94	20:07	31:52	18:49	2615	1477/176	09:57/17
95	20:07	31:52	18:49	2615	1477/176	09:57/17
96	20:07	31:52	18:49	2615	1477/176	09:57/17
97	20:07	31:52	18:49	2615	1477/176	09:57/17
98	20:07	31:52	18:49	2615	1477/176	09:57/17
99	20:07	31:52	18:49	2615	1477/176	09:57/17
100	20:07	31:52	18:49	2615	1477/176	09:57/17

LEGEND	
	CITY MONUMENT
	DRAINAGE FLOW
	EXIST. CONTOUR
	SPOT ELEVATION
	HIGH POINT
	LOW POINT



CONCRETE INC.  
6000 SURFLET DR. SUITE 100  
DALLAS, TEXAS 75240 COUNTRY  
SERVITOR - MUR & CONNOR  
EL PASO, TEXAS 79960  
PHONE # (945) 582-0283







# ATTACHMENT 3



## CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: March 7, 2019 2019

File No. SUSU19-00016

SUBDIVISION NAME: Tierra Del Este Unit 89

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>55.670</u>	<u>280</u>	Office		
Duplex			Street & Alley	<u>14.932</u>	<u>1</u>
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>4.057</u>	<u>1</u>			
School					
Commercial			Total No. Sites	<u>282</u>	
Industrial			Total Acres (Gross) &	<u>74.659</u>	

3. What is existing zoning of the above described property? R-5 Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed? Underground      Overhead      Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Lots to street to Pond
7. Are special public improvements proposed in connection with the development? Yes      No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes      No X  
If answer to is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes      No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes      No X  
If yes, please submit a vested rights petition in accordance with Title 1 (General Provisions) Chapter 1.04 –Vested Rights

12. Owner of record Ranchos Real XV, LLC 6080 Surety Dr., Suite 300, El Paso, TX 79905 915-592-0290  
(Name & Address) (Zip) (Phone)

13. Developer Ranchos Real XV, LLC 6080 Surety Dr., Suite 300, El Paso, TX 79905 915-592-0290  
(Name & Address) (Zip) (Phone)

14. Engineer CONDE INC. 6080 Surety Drive, Ste. 100 79905 915-592-0283  
(Name & Address) (Zip) (Phone)

*\*Effective September 1, 2014, a 3%  
Technology fee has been added to all  
Planning application fees.*

Ranchos Real XV, LLC

OWNER SIGNATURE: \_\_\_\_\_

*Douglas A. Schwartz*

REPRESENTATIVE: \_\_\_\_\_

*Yvonne C. Curry*  
Yvonne C. Curry

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING  
DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**



## **ATTACHMENT 4**

### **PLANNING AND INSPECTIONS DEPARTMENT – PLANNING:**

Developer/Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
  - a: Current certificate tax certificate(s)
  - b: Current proof of ownership.
  - c: Release of access document, if applicable.
  - d: Set of restrictive covenants, if applicable.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

### **PLANNING AND INSPECTIONS DEPARTMENT – LAND DEVELOPMENT:**

We have reviewed subject plats and recommend Approval.  
The Developer/Engineer shall address the following comments.

1. Show proposed drainage flow patterns on all sheets of the preliminary plat.
2. All downstream storm-water management facilities should be in place prior or concurrent to development of the subject subdivision, i.e. Tierra del Este Unit 74 & 83.
3. Show existing surrounding drainage flow pattern arrows 200' feet outside subdivision perimeter on the preliminary plat.
4. At the improvement plan stage, protect the subject property from storm-water runoff from the adjacent terrain. Define how
5. The subdivision shall be tied by bearing and distance to either a section corner, a survey line, a grant line, or other known and accepted survey points this tie shall be delineated on the plat.
6. Provide a more visible scale for typical street cross sections.

### **911:**

The district request that addressing on West to East Streets from John Hayes to Arturo Vallejo be addressed in the 14500 range.

### **EL PASO WATER:**

We have reviewed the above referenced subdivision and provide the following comments:

*The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected after the El Paso Water Utilities receives an application for water and sanitary sewer services.*

### **EPWU-PSB Comments**

Water:

Along John Hayes Street between Early Morn Avenue and Montwood Drive there is an existing twenty –four ( 24 ) inch diameter water transmission main. No direct service connections are

allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) rules and Regulations.

Along John Hayes Street between Early Morn Avenue and Montwood Drive there is an existing twelve ( 12 ) inch diameter water main. This main is available for service and main extensions.

At the intersection of Montwood Drive and John Hayes Street along Montwood Drive towards the east there is an existing twenty – four ( 24 ) inch diameter water transmission main stub-out. The described stub-out dead ends approximately at the easternmost right-of-way line of John Hayes Street. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) rules and Regulations.

At the intersection of Montwood Drive and John Hayes Street along Montwood Drive towards the east there is an existing twelve ( 12 ) inch diameter water main stub-out. The described stub-out dead ends approximately at the easternmost right-of-way line of John Hayes Street.

**Sanitary Sewer:**

Along John Hayes Street between Early Morn Avenue and Montwood Drive there is an existing twelve ( 12 ) inch diameter sanitary sewer main. This main dead-ends north of the northernmost right-of-way line of Montwood Drive. This main is available for service and main extensions.

At the intersection of Montwood Drive and John Hayes Street along Montwood Drive towards the east there is an existing twelve (12) inch diameter sanitary sewer stub-out. The stub-out dead ends approximately at the center line of John Hayes Street. This stub-out is available for main extensions.

**General:**

The Developer of Tierra Del Este Unit 74 ( TDE 74 ) subdivision and Tierra Del Este Unit 83 ( TDE 83 ) Subdivision has entered into agreements with the El Paso Water – Public Service Board (EPWater - PSB) to construct the proposed water and sanitary sewer mains to provide service to these subdivisions. The Developer is presently constructing the water and sanitary sewer mains in TDE 74 and TDE 83.

Service to Tierra Del Este Unit Eighty Nine ( 89 ) is anticipated to be provided from the described existing mains located along John Hayes Street and the mains pertaining to TDE 74 and TDE 83.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**EL PASO WATER IMPROVEMENT DISTRICT:**

Proposed subdivision is outside EPWID boundary.

**TXDOT:**

No objections, does not abut TXDOT ROW.

**CENTRAL APPRAISAL DISTRICT:**

No objections.



**FIRE:**

No objections.

**SUN METRO:**

No objections.

**CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:**

No comments received.

**COUNTY OF EL PASO:**

No comments received.

**EP ELECTRIC:**

No comments received